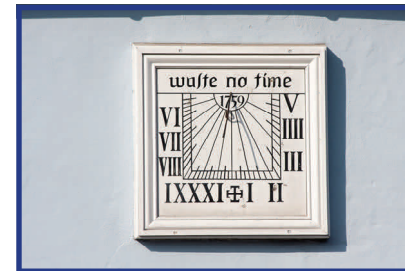


# Old Harlow Conservation Area Management Plan

Adopted December 2013





# Contents

1	Introduction	1 - 2
2	Issues, challenges & threats	3 - 6
3	Management & enhancement framework	7 - 20
4	Article 4 Directions & guidance	21 - 31
5	Boundary review	32
6	Appendices	33 - 38

# 1 Introduction

## Conservation areas

- 1.1 Conservation areas are parts of our local environment with special architectural or historic qualities. They are created by local planning authorities, in consultation with the local community, to preserve and enhance the specific character of these areas so that they can be enjoyed by people now and future generations.

## Management plan aims

- 1.2 This document provides a management plan for the Old Harlow Conservation Area. It has been prepared alongside a character appraisal to fulfil the local planning authority's statutory duty to review and monitor conservation areas in the District and to produce proposals for their preservation and enhancement.
- 1.3 The purpose of this management plan is to:
  - identify issues, challenges and threats affecting the character of the conservation area;
  - highlight opportunities to more effectively manage and preserve the special character and key features of the conservation area;
  - suggest potential enhancement measures which could strengthen and reinforce the character of the conservation area;
  - provide design guidance and principles for areas covered by Article 4 Directions;
  - increase public awareness and involvement in the preservation and enhancement of the area;
  - provide a robust framework for making planning decisions; and
  - review and clearly define the conservation area boundaries, so that they reflect what is considered worthy of preservation.

## Why prepare a management plan?

- 1.4 The designation of a conservation area is not an end in itself. Once designated local planning authorities have a statutory duty to publish proposals for the preservation and enhancement of their conservation areas.
- 1.5 In addition to this, the National Planning Policy Framework (NPPF) requires local planning authorities to set out a positive strategy for the conservation and enjoyment of their heritage assets, including conservation areas.
- 1.6 This management plan sets out the local authority's approach to managing development and change within the Old Harlow Conservation Area. It is based on an appraisal of the character of the conservation area.

## What is the planning status of this document?

- 1.7 The appraisal and management plan are material considerations when determining planning applications within the Old Harlow Conservation Area. They have the status of a supplementary planning guidance and support and amplify the implementation of adopted planning policies with respect to the Old Harlow Conservation Area.

# 1 Introduction

## Background

1.8 This management plan sits alongside the Old Harlow Conservation Area Character Appraisal. Both of these documents aim to provide an effective framework for managing growth and change in this sensitive area.

## Character Appraisal

1.9 The purpose of the character appraisal is to describe the historic development of the area and to draw attention to the conservation area's special architectural, historic and townscape character and special qualities. During the character appraisal process a number of conservation area challenges and issues were highlighted which have been taken forward in this management plan.

## Management Plan

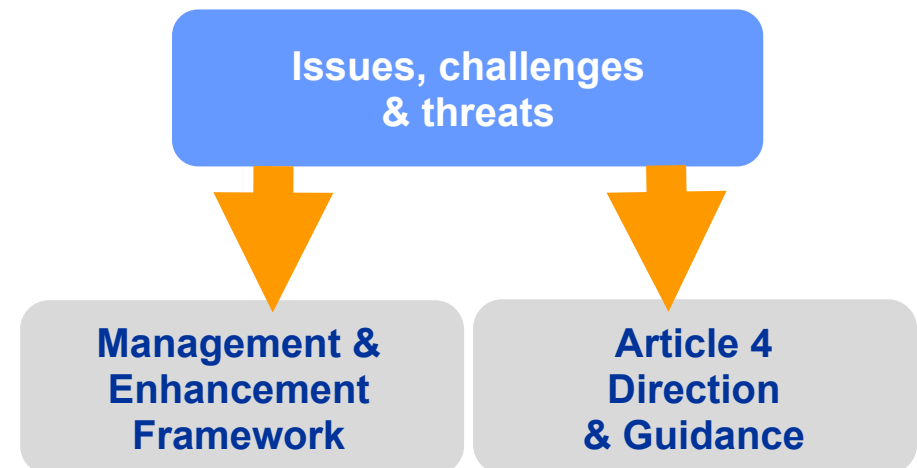
1.10 The management plan is an important output of the character appraisal process. Proposals contained in the management plan are based on the findings of the character appraisal.



## Management plan structure

1.11 The management plan is structured as follows:

- Chapter 2 highlights a range of issues, challenges and threats facing the conservation area. These issues were highlighted during the character appraisal of the conservation area and form the basis of the management plan proposals.
- Chapter 3 provides a management and enhancement framework for the conservation area. This sets out a positive strategy for addressing some of the issues, challenges and threats identified. It provides a long-term framework through which the special character of the conservation area can be effectively reinforced and strengthened over time.
- Chapter 4 provides design principles and guidelines for Article 4 Direction areas within the conservation area. In these locations normal permitted development rights have been removed for householders. This means that planning permission must be received before undertaking a range of development affecting the character of the front of homes. Guidance provided in this chapter sets out the design standards and principles the local planning authority will expect from development proposals in these sensitive areas.



## 2 Issues, challenges & threats

- 2.1 This section highlights existing and potential conservation issues observed during the character appraisal process. It is focused on development issues and activities which affect the public realm and the front of dwellings. This is because the way the area is experienced is significantly affected by the quality of the public realm and the visual character of buildings which enclose streets and public spaces.
- 2.2 The conservation area issues, challenges and threats identified in the conservation area are as follows:

### High Street shop frontages

- 2.3 Unsympathetic modern shop and restaurant frontages have diminished the historic character of the area and will need to be resisted in the future to ensure that the High Street's distinctive character is not gradually eroded. Particularly problematic designs are those which make use of bulky structures, metallic and plastic materials and garish or overly bright colours. Security shutters and particularly large advertisement signs have also had a negative impact on the character of the streetscene.



Unsympathetically designed shop fronts in terms of style, materials and colour



High Street clutter due to advertisement hoardings

### Street clutter, highways signage and street furniture

- 2.4 Street clutter including highways signage, railings and other items of street furniture has a visually dominant and significantly detrimental impact on the character of the conservation area particularly at the entrances to Fore Street, High Street and Market Street from Station Road.
- 2.5 Around grade listed landmark buildings the Gables and the George large and unsightly highways signage visibly detracts from the setting of listed buildings and heritage assets and has an unsympathetic and negative impact on important historic views present in the conservation area which are highlighted in chapters 8 and 9 of the character appraisal.
- 2.6 Along the High Street clutter caused by advertisement hoardings can block pedestrian movement and visually detract from the historic character of the area. This could be addressed through more effective management of the highway areas.



Unnecessary and unsympathetic signage to indicate the presence of a pedestrian area



Signage and street clutter reduces the appreciation of heritage assets The Chequers



Street clutter on Fore Street

## 2 Issues, challenges & threats

### Highways severance at Station Road

- 2.7 The dominant impact of fast-moving traffic along Station Road is a divisive element which severs one side of the conservation area from the other. Whilst pedestrian crossing facilities are provided, there is significant scope to provide further traffic calming measures in order to slow passing vehicle speeds and create a more pedestrian friendly environment.

### The Gibberd Blocks

- 2.8 The Gibberd Blocks are dilapidated and in need of restoration to ensure they fulfil their important townscape function at the eastern entrance to the High Street.

### Retaining the mix and character along the High Street

- 2.9 High Streets across the country are having to change in order to address the impact of online and out of town shopping. Old Harlow High Street is generally well positioned to adapt to changing circumstances as it comprises a healthy mix of small units and contains shops providing for local day-to-day needs in addition to a number of health, financial, professional and educational services, cafes and restaurants.

- 2.10 Sustaining a flexible mix of uses will be important in maintaining the character of the high street and reducing its dependence on purely retail uses and providing sufficient critical mass to support retail uses.

### Large parking areas

- 2.11 Within Market Street the close-knit and dense historic urban form has meant that a significant amount of residential parking needs to be accommodated in large central parking areas within the street. The presence of a number of mature street trees helps to ensure that the potentially dominating visual impact of parked cars and concrete areas is to some extent mitigated. However, during the winter months the positive presence of trees is reduced and their removal would have a significantly detrimental impact on the character of the area and the attractiveness of the public realm.

### Maintenance of heritage assets

- 2.12 Maintenance of heritage assets is an issue, particularly on the Gables. A number of these issues are currently being addressed.

### Public realm quality and highways maintenance

- 2.13 Maintenance is required to paving, particularly along Fore Street where much of the pebbled paving is cracked and in need of repair.



The Gibberd Blocks (2012)



The Gables (2012)



Parking areas between Market Street and Fore Street



Maintenance of pavements, Fore Street

## 2 Issues, challenges & threats

### Unsympathetic replacement doors and windows

- 2.14 Original and traditionally designed Georgian and Victorian vertical sliding timber sash windows and flush timber casement windows are highly attractive architectural features and play an important role in generating the historic character of the area. Likewise, original panelled timber doors are also highly attractive and colourful visual elements which make a significant contribution to the area's strong and distinctive character.
- 2.15 The removal of these features and their replacement with unsympathetic and inappropriately designed uPVC and aluminium windows and doors is an issue in the conservation area, particularly where homes are not listed and where normal permitted development rights could allow the loss of such features without the need for planning permission.
- 2.16 Over time the loss of these important features can gradually erode the character of the area and the threat of further erosion has now been addressed through the implementation of an Article 4 Direction.

### Front garden boundaries

- 2.17 Within the late-Victorian and Edwardian character areas front boundaries play a key role in generating a consistent and well-defined linear streetscape character.
- 2.18 The complete removal of front garden boundaries has occurred along the High Street due to the absence of on-street parking and the presence of relatively deeper front gardens. Whilst this has eroded the streetscape character of this part of the conservation area, this has provided essential on-plot parking for residents in what are relatively narrow plots on a busy road.
- 2.19 The removal of front garden boundaries, particularly on terraces which are contained within the same housing group and share identical boundary features (eg. Oddfellow's Terrace, Mulberry Terrace and Kimberly Terrace) would erode the homogenous character of these significant housing groups.



Examples uPCV and aluminium replacement windows and doors



Loss of front garden boundary along High Street and Bury Road



## 2 Issues, challenges & threats

### Front and porch extensions

- 2.20 Porch and front extensions on terraced homes and on other dwellings which follow consistent building lines adjacent to the pavement are a particularly sensitive design issue in the conservation area. This is particularly evident in Market Street and along Bury Road and New Road.
- 2.21 Front porches in such circumstances erode the linear character of the area as they interrupt the consistent building line that is a critical component of views in the conservation area. Porch extensions on housing groups such as Kimberly Terrace have also diminished the sense of unity, continuity and rhythm which are essential visual characteristics of the original Edwardian design and layout.



Front and porch extensions

Top left - Kimberly Terrace

Top - Market Street

Left - Market Street

### Large garages

- 2.22 There are a number of examples of bulky garages and front extensions which have a rather dominating and negative effect on the overall character of a number of homes.



Large garages



Wheelie bins

### Wheelie bins

- 2.23 The presence of large wheelie bins can also have a detrimental visual impact on the character of the street scene within the conservation area. This is particularly noticeable along Edwardian terraces which have wrought iron railing front boundaries which are more visually permeable than other forms of front boundary such as wooden fences or hedges which help to screen these plastic and bulky features from view.

### Satellite dishes

- 2.24 Satellites on the front of homes can detract from their overall visual appearance and roovescape character of the conservation area and over-shadow original historic features such bargeboards, brickwork detailing, chimneys and other façade and roovescape features.

### 3 Management & enhancement framework

#### Introduction

- 3.1 This management and enhancement framework aims to provide a positive long-term strategy for guiding development and change in the conservation area over a 20 year period. The key features of the framework are set out on the map below and outlined in this chapter.
- 3.2 The management and enhancement framework draws attention to some of the key features and significant assets present in the conservation area. It also highlights a range of management and public realm issues, planning and townscape considerations and potential opportunities and interventions. These aim to preserve and enhance Old Harlow as a unique heritage as set so that it can be enjoyed now and in the long into the future.

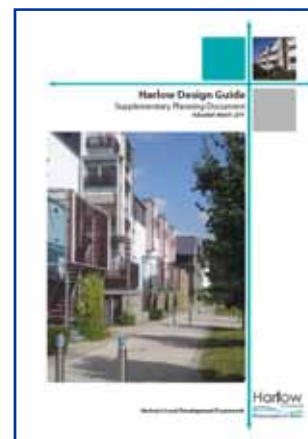
3.3 The management and enhancement framework identifies the following features:

- grade listed and locally listed buildings and unlisted buildings which enhance the character of the conservation area. It distinguishes these from the buildings have a neutral or different character.
- important views, landmarks and building lines;
- trees which provide an important townscape function;
- Article 4 Direction areas;
- important green spaces; and
- important areas of public realm which could be enhanced.



### 3 Management & enhancement framework

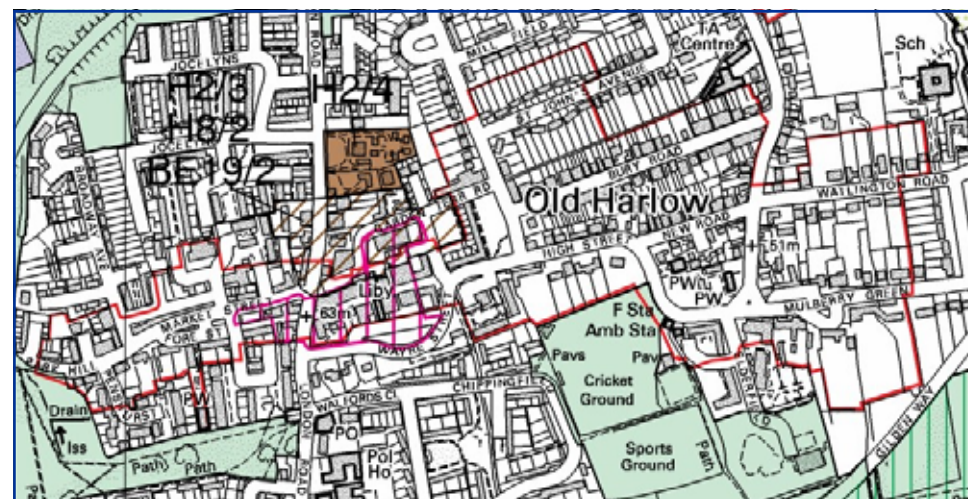
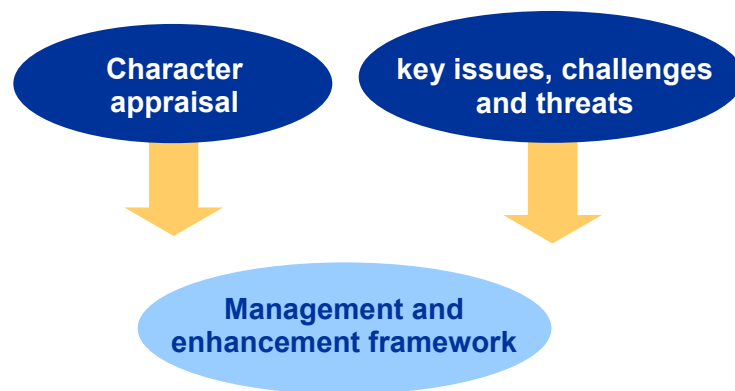
- 3.4 The purpose of the management and enhancement framework is to amplify the existing planning policy designations as set out in the Adopted Replacement Harlow Local Plan (2006). It will be reviewed and potentially amended over time to ensure that it reflects the conservation issues facing the area.
- 3.5 The framework is based on the detailed character appraisal and townscape assessment carried out during the preparation of this document.
- 3.6 It will be implemented alongside other planning policies and guidance such as the National Planning Policy Framework, Harlow's adopted Local Plan and the Harlow Design Guide Supplementary Planning Document.
- 3.7 The preservation and enhancement recommendations contained in this section will form part of the evidence base upon which detailed policies to be contained in the Council's forthcoming Local Plan. It should be noted that funding has not been secured for a number of the enhancement recommendations and that they represent long-term aspirations for the area.



Harlow Design Guide SPD



National Planning Policy Framework (2012)



Existing planning policy designations as set out in the Harlow Local Plan (2006)

### 3 Management & enhancement framework

#### Building lines

- 3.8 Important building lines are defined on the management and enhancement framework and these need to be respected in order to maintain the strong historic character of the conservation area. The Old Harlow Character Appraisal highlights the important townscape function of historic building lines in the area and their role in:
- defining and enclosing historic streets and public spaces;
  - shaping the rhythm and overall composition of important historic views in the conservation area; and
  - providing evidence of planned and organic forms of urban growth which are interwoven to form the area's rich historic and townscape tapestry.
- 3.9 In a number of instances in the conservation area the visual appreciation of important and historic building lines have been eroded by infill development which has failed to respond to prevailing building lines. This has resulted in gaps in predominantly consistent building lines and this diminishes the sense of visual continuity and enclosure.
- 3.10 Small-scale changes to unified terraces and historic buildings such as alterations to regular architectural features and porch and side extensions can interrupt the visual rhythm present along building lines. This is an issue which needs to be managed sensitively in order to preserve the visual character and harmony of the area.
- 3.11 Modern infill development along Station Road however has demonstrated how following traditional building lines can help strengthen and reinforce the area's character.

#### Views and landmarks

- 3.12 Important views and landmarks are shown on the management and enhancement framework. These are derived from a detailed character and townscape appraisal of the conservation area.
- 3.13 The setting and design of landmarks and views needs to be managed carefully in order to reinforce and strengthen the historic character of the area and this will be an important material planning consideration when making planning decisions affecting the area.
- 3.14 The enhancement of major landmarks such as the Gibberd Blocks and the George through refurbishment and repainting will strengthen their landmark role as gateways marking the entrances into the High Street and Fore Street.
- 3.15 Where other opportunities are presented to provide enhanced landmarks to reinforce the character of the area through the development management process this will be achieved in a sensitive manner taking into account the findings of the character appraisal and the setting of heritage assets.
- 3.16 Glimpsed views of churchyards to the rear of Market Street and Fore Street and across the Garden of Remembrance towards Victoria Hall are attractive features of the conservation area. Where trees plays an important townscape role in defining views such as at Mulberry Green and the Garden of Remembrance the impact of tree works will need to be carefully assessed.



### 3 Management & enhancement framework

#### Shop fronts and advertisements

- 3.17 Shop fronts are vital elements in the character and appearance of the street scene along the High Street. Shop front and advertisement design can, if handled with skill and care, enhance the character of the conservation area and improve the appearance of historic buildings. Handled badly, it can have the opposite effect and have a significantly negative impact on the conservation area's overall character and quality. An attractive shopping environment can also have a beneficial effect on the vitality and viability of the shopping area.
- 3.18 Shop fronts should be designed to be integrated with the whole building, reflecting its period and style. The layout, design and proportions of any new shop front should respect those of the building as well as adjacent properties on the High Street. The selection of appropriate materials should be guided by the age of the building.
- 3.19 One of the defining characteristics of Old Harlow High Street is how a number of historic shop frontages and buildings lie adjacent to post-war New Town buildings and shop fronts and respecting this strong character can help to reinforce the special character of the High Street.
- 3.20 As shown below in the case of Gothic House on the corner of Station Road / High Street, the redevelopment of a shop front can provide significant opportunities to strengthen the High Street's special historic character, particularly where shop front design is guided by the design and period of a building.



Historic shop fronts



New Town era shop fronts



Far left  
Welfords, circa 1960 (Source:  
Harlow Museum)

Left  
Gothic House (2012)

### 3 Management & enhancement framework

#### Shop front restoration and preservation

- 3.21 Traditional shop fronts present along the High Street and Fore Street are significant features of the conservation area and play a key role in defining the historic character of the area.

#### Elements of a traditional shop front

- 3.22 There are several elements that make up a traditional shop frontage. Each of these elements should be in proportion to give a balanced and pleasing appearance. Where external works are proposed to existing traditional shop fronts the Council will ensure that the following architectural features, where present, are preserved:

##### Cornice

- 3.23 The cornice is the decorative or moulded ledge along the top of the fascia. Its purpose is to provide weather protection to the fascia and provide a horizontal visual break to the building.

##### Fascia

- 3.24 The fascia is the section that normally has the shop name located on it. It should be approximately 10% of the shop front height, much larger, and may overpower the shop front and be visually dominant and out of scale.

##### Capital, pilaster and console

- 3.25 The capitals, pilasters and consoles provide the vertical break or edge to the shop front. They are the main columns which hold the shop front together visually and structurally.

##### Stallriser

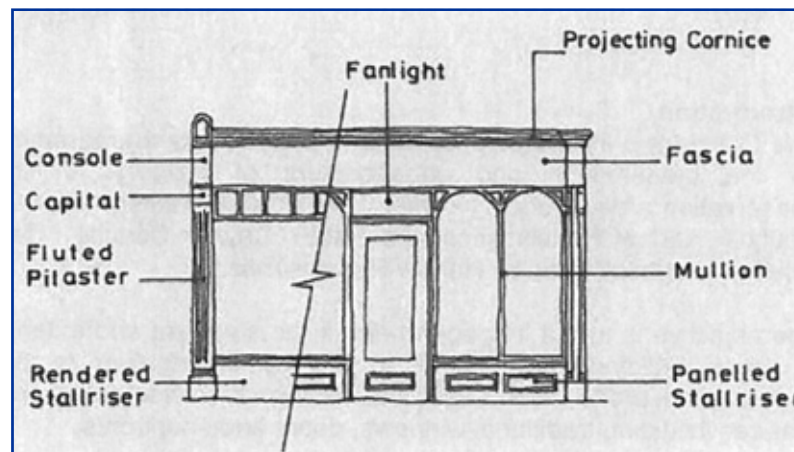
- 3.26 The stallriser is the section beneath the shop window constructed usually in timber, brick or stone or covered with glazed tiles.

##### Mullions

- 3.27 Traditionally timber, though later shop fronts can be of metal, they provide vertical structural support to the shop glazing.

#### Engravings and details

- 3.28 As part of the overall design, it is the little details that make the building individual and interesting. Many of these items, such as engravings, mouldings and door handles may be original and an important part of the historic value. These features should be retained and incorporated into the proposed design.



Traditional elements of shop front design



Dorringtons Old Harlow

### 3 Management & enhancement framework

#### Raising the quality of modern shop front design

- 3.29 A number of poorly designed modern shop front facades and security shutters negatively affect the character of the High Street. The historic character of the High Street can be reinforced by replacing unsympathetically designed shop fronts with more appropriate and more carefully designed shop fronts that take into account the architectural character of historic and New Town buildings and neighbouring facades along the High Street.

#### Colours

- 3.30 The choice of colours should be complementary to the building and period, the materials of a shop front and building and neighbouring properties. Care should be taken to ensure colours chosen do not appear garish and visually detract from the overall character of the area.

#### Materials

- 3.31 Painted timber joinery is preferred to aluminium and plastic frames, doors and structures are not considered in the conservation area.

#### Glazing

- 3.32 Large areas of undivided glass should in general be avoided as they are of less visual interest and can detract from the overall character of an older building. However, in contemporary shop fronts, larger glass panes are a characteristic of their appearance. Consideration of the age and style of the building will influence the size of the fenestration selected.

#### Security features

- 3.33 Security shutters have a deadening and visually detrimental impact on the character of the streetscape and should be avoided on the external facades of shop fronts. Alternative security measures which would preserve the character of the High Street would be to install strengthened glass; to place grilles on the inside of glass windows; or, as a minimum, to use more sympathetic shutter designs such as those which include visually permeable and light weight shutters set within unobtrusive slender housings.

#### Lighting

- 3.34 Internally lit projecting signs and fascias negatively affect setting and appearance of historic buildings and the overall character of the area and are not likely to be appropriate in the conservation area.
- 3.35 Projecting light fittings and lamps should be carefully designed and located and be sympathetic in scale and materials, responding to the age and character of the building and neighbouring properties.
- 3.36 Examples of visually discreet light fittings would be trough lighting or spot lights. Light spillage should be minimised by ensuring lamps are orientated towards to illuminate the fascia of the shop and avoid glare to adjoining areas.



Above a range of unsympathetically designed shop fronts along Old Harlow High Street in terms of materials, colours and security shutters

### 3 Management & enhancement framework

#### Locally listed buildings

- 3.37 The character appraisal has provided the opportunity to examine whether any buildings within the conservation area are worthy of being added to Harlow's schedule of locally listed buildings.
- 3.38 Whilst locally listed buildings do not receive the same level of statutory protection as grade listed buildings they are an important part of Harlow's heritage because of their local architectural and historic value. Their presence enhances the quality of the local environment by providing an irreplaceable understanding of the past helping to generate a distinctive local character.
- 3.39 Locally listed buildings are heritage assets as defined by the National Planning Policy Framework. The purpose of including buildings on the local list ensures that their special interest is taken into consideration when determining planning applications which would affect their significance or their setting.
- 3.40 The following buildings in the conservation area are locally listed:
- 75,77,70 High Street
  - 2 London Road
  - 1 Green Man Cottage, Mulberry Green
  - 82 High Street - Fire Engine Station, Mulberry Green
  - Mulberry Cottage - 37 Mulberry Green
  - 39 Mulberry Green
  - Little Mulberry Cottage - 35 Mulberry Green
  - 101 High Street, Methodist Church converted to apartments
  - Victoria Hall, Bury Road
  - The Chestnuts, 1 New Road
  - Number 9 Watlington Road
  - 1, 2, 3, 4, 5 and 6 Mulberry Terrace
  - Oddfellow's Terrace (6, 8, 10, 12, 14 and 16 Park Hill )
  - Kimberly Terrace, Bury Road (53-75 Bury Road)
  - 37 and 39 Bury Road





### 3 Management & enhancement framework

#### Street trees and green spaces

- 3.41 Street trees play an vital role in generating the special character of the conservation area and are an important resource which enhance the quality of the public realm and urban environment. Trees can improve people's quality of life and perceptions of the visual quality of streets and public spaces.
- 3.42 Particularly important street trees are found on Market Street and Fore Street which play an important townscape role in softening the impact of large areas of parked cars. Also significant are mature trees along Mulberry Green, Watlington Road and those found at St John's Churchyard and at the Garden of Remembrance. Trees on private land fulfil a valuable role in enhancing the visual amenity and character of the area.
- 3.43 The local planning authority must be notified six weeks prior to carrying out any works to trees in the conservation area. It will then assess whether the tree in question should be subject to a tree preservation order and whether the proposed works are acceptable. If no decision is made within the six week period then the proposed works have deemed consent and may be carried out.
- 3.44 When considering works to trees reference should be made to the townscape appraisal map and a particular tree or group of tree's role in defining important views in the conservation area and in generating the area's special townscape or landscape character and setting.

#### Maintenance of street trees

- 3.45 Trees should be retained in their natural shape and form wherever possible. Large trees may require thinning to avoid problems such as excessive shading of adjacent areas. It is important to employ experienced and skilled professionals who understand the requirements of each species. With expert attention it is possible to reduce the density of the crown of a tree whilst still retaining its height and natural form. A healthy tree may be easily ruined by drastic lopping and may produce a mass of dense shoot growth following unskilled pruning and this may alter the natural character of the tree.



### 3 Management & enhancement framework

#### Enhancement of the Old Harlow's historic core

- 3.46 The enhancement strategy focuses on reinforcing the character of the historic core of the conservation area. This area comprises the High Street, Market Street, Fore Street and the junction with Station Road.
- 3.47 This area contains the greatest number of listed buildings and important unlisted buildings in the conservation area, as well as some of the most important public spaces. It is also the heart of commercial and social life, so experiences the greatest level of pedestrian activity. Consequently, the enhancement of this area could have the biggest impact on the identity and character of the conservation area as a whole.



#### Short-term enhancements

- 3.48 A number of key projects such as the refurbishment of the Gibberd Blocks and The George have been recently undertaken or are currently being undertaken through the Historic Building Grants Scheme associated with the Old Harlow Partnership Scheme. This has involved Harlow District Council, Essex County Council, English Heritage.

#### Revitalising the Gibberd Blocks

- 3.49 The Gibberd Blocks have a significant architectural and historic presence on the High Street but are currently dilapidated and have been in need of renovation for some time. Restorative work involving repainting and general maintenance is urgently required to restore the Blocks. This will ensure that they fulfil their important townscape function and enhance the character of the conservation area and provide a more welcoming and attractive eastern entrance to the High Street.
- 3.50 The Gibberd Blocks are now being renovated and repainted and at the time of writing these important enhancements were still under way. Works to enhance the external appearance of these buildings includes the re-painting and re-cladding of exterior walls and roof materials and the provision of new window frames.



Gibberd Blocks (2012)



Refurbishment in progress (2013)

### 3 Management & enhancement framework

#### Long-term enhancement aspirations

- 3.51 A number of longer-term public realm enhancement measures could be delivered more gradually as funding and planning opportunities are presented.
- 3.52 Whilst there is scarce funding currently available for public realm projects, this management plan will be key consideration where highways and public realm works are proposed by the highways authority. As the management plan is also likely to be in place for 20 years so the opportunity is taken to sketch out a range of projects that would enhance the conservation area and its setting and address some of the issues identified during the appraisal.

#### De-cluttering & street furniture

- 3.53 The historic and intimate character of pedestrian spaces around the Gables and the George is diminished by the presence of large highways signage and street furniture, large bollards and unattractive yellow bins. The de-cluttering and smartening up of this area would significantly enhance the setting of heritage assets and the quality of the public realm.

#### Severance at Station Road

- 3.54 In the long-term, public realm enhancements to the pedestrian crossing at Station Road between Fore Street and the High Street should aim to address highways severance issues where fast-moving traffic has a divisive impact on safe and pleasant pedestrian movement between the two sides of the historic core.
- 3.55 Given that the A414 by-passes Old Harlow, Station Road now forms a more local role and this increases the scope for enhancing the pedestrian crossing facilities between the High Street and Fore Street. Traffic calming measures at the existing crossing could involve the introduction of pedestrian priority measures, such as a raised-table / speed-table pedestrian crossing facility which would help to reduce vehicle speeds and make pedestrian movement safer and more pleasant thus allowing the fuller appreciation of heritage assets and historic spaces.

#### Market Street and Fore Street

- 3.56 Public realm enhancements along Market Street and Fore Street could enhance these central highly attractive spaces and important views. This could comprise the renewal of cracked paving areas and additional tree planting around parking areas in order to soften the dominant visual impact of parked vehicles and large areas of hard-standing. Appropriate street trees such as Turkish Hazel could be housed in tree pits and bound within durable surface paving such as resin bound paving. Heritage-style street lighting along Market Street and Park Hill could also enhance the historic character of these areas as lighting columns here do not necessarily reflect the historic and pedestrian friendly character of this street.

#### Wayre Street car park and connections

- 3.57 The quality of the public realm around the Wayre Street car park and bus stop is of a poor quality and enhancements to this area would help to reinforce the character of Old Harlow and create a better sense of arrival. Pedestrian connections between the car park and High Street could also be enhanced.
- 3.58 Short-term soft enhancement measures could be undertaken at Wayre Street car park and bus stop through tree planting along the wide footway which curves around the parking area. In the long-term a lack of natural surveillance caused by dead-frontages and rather shabby backs of properties could be rectified through the re-alignment and redesign of Wayre Street and the parking areas to facilitate some frontage development on the rear of the High Street or on the south side of Wayre Street overlooking the car park.



Wayre Street car park

Market Street

### 3 Management & enhancement framework

#### Highways signage and de-cluttering

- 3.59 The volume and design of street furniture and signage on Fore Street, Market Street and Station Road negatively affect the setting of a number of listed buildings and diminishes the intimate and historic character of the spaces found between buildings. This is particularly the case around the Gables, the George and the Marquis of Granby.
- 3.60 The rationalisation and redesign of highways signage and street furniture at this central area in the historic core of the conservation area and the removal of unnecessary clutter could significantly enhance the quality of the public realm in this area and the setting of important historic buildings and spaces.
- 3.61 The presence of very large highways signage indicating no stopping for vehicles and bicycles at the entrances to all public spaces on Fore Street, Market Street and High Street seem to be particularly unnecessary given the presence of bollards restricting vehicle access. Unsympathetic yellow bins and a rather shabby array of different bollards also add to the area's messy and cluttered appearance.



Street clutter and highways signage around Station Road, Fore Street, Market Street

- 3.62 De-cluttering measures would need to be agreed with and implemented by the Highway Authority, Essex County Council and should be implemented in accordance with the adopted Street Materials Guide, Design and Good Practice (2012). This document recommends that:
- the character of conservation areas should be preserved and enhanced through the use of materials and street furniture which is appropriate to its context and compatible with the historic setting of an area.
  - street furniture and materials should address and take consideration of landmark buildings as well as historic features and spaces.
  - bollards should be used sparingly and replicate historic design where they exist.
  - signage should have due regard for context and a specific site location rather than be a purely desktop interpretation of national guidance.
- 3.63 The document also endorses guidance set out by English Heritage Guidance 'Streets for All' which promotes the following principles:
- reduce street clutter
  - promote coordinated design
  - reinforce local distinctiveness through careful selection of materials and detailing
- 3.64 These principles are strongly supported and should be carefully followed when redesigning the street furniture and paving in the area.

### 3 Management & enhancement framework

#### Conservation area street furniture

3.65 The potential rationalisation and replacement of street furniture should ensure that traditional and distinctive lighting columns and lanterns and bike stands are retained along the High Street. Placing large highways signage on traditional lighting columns (as shown below) should be avoided as this diminishes their positive impact on the street scene.



#### Bins

3.66 There are a number of bright yellow and orange bins along Market Street and Fore Street which have an unsightly and incongruous presence in the conservation area and detract from the setting of adjacent listed buildings and historic spaces. These should be replaced with a more visually appropriate and consistent range of bins such as metal or iron cast black bins or Victorian-style black plastic litter containers as shown below. Prior to implementing new street furniture the local planning authority and historic buildings advisor should be consulted.



#### Bollards

3.67 Around Market Street, Station Road and Fore Street there are an inconsistent variety of bollards which do not all enhance or strengthen the character of the area. Cast iron bollards finished in black have been installed at the top of the High Street entrance from Station Road and it would be appropriate for this style and colour of bollard to be used throughout the area when eventually replacing the existing wooden and concrete bollards at Fore Street and Market Street in order to achieve a consistent, neat and coordinated public realm.



Fore Street / Market Street

Market Street



High Street - Cast iron bollards finished in black

### 3 Management & enhancement framework

#### Street lighting

- 3.68 Along the High Street conservation style lighting through the use of Windsor lanterns and Oxford column lighting fixtures has helped to reinforce and distinguish the character of this historic core location in the conservation area. Along Bury Road and New Road standard black lighting fixtures provides a suitably consistent range of lighting columns.
- 3.69 However, along Market Street, Park Hill and Station Road there are an assortment of street lights which do not all necessarily help to strengthen the special late-medieval and Victorian and Edwardian character of these areas.
- 3.70 Significant enhancements to the street scene and character of the conservation area can be achieved through the selection of an appropriate and consistent range of heritage street lamps and columns.
- 3.71 Street lamps and lamp posts should be ideally finished black and of an appropriate style to the character of the area. The design and height of lamps should distinguish between the hierarchy of streets. Windsor lanterns or standard lamps on swan neck lighting fixtures could be appropriate for intimate spaces and streets. Aston lamps used for taller lighting columns where streets where vehicular movement is more frequent, such as on Station Road and Market Street.
- 3.72 Rear caps can be used on most modern manufactured heritage lamps to ensure that light spillage to residential properties is minimised. Residents could also be consulted on the choice of lamps where changes are proposed.



New Road



Windsor lantern



Aston lantern

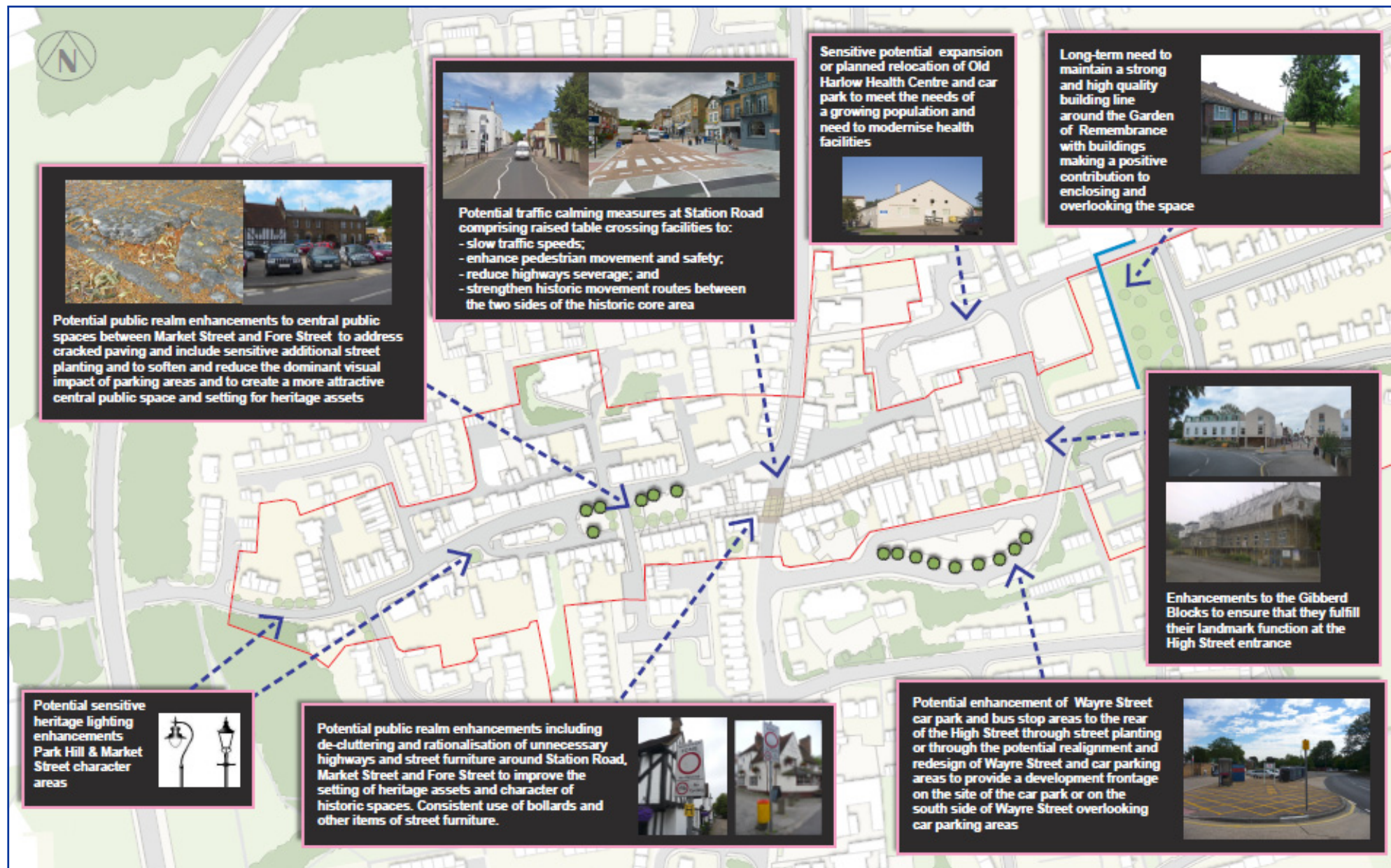
#### The Refurbishment of the listed and historic conservation area buildings

- 3.73 A number of listed and unlisted historic buildings have been in need of refurbishment and repair. Their refurbishment will have a significant impact in terms of reinforcing the character and attractiveness of the area. A number of these enhancements such as the repainting of the former George Hotel have been achieved through the Historic Buildings Grant as part of the Old Harlow Partnership Scheme.
- 3.74 Further restoration works would only be permitted where existing historic design, detail and materials would be replicated. All repairs would need to be carried out in accordance with Essex County Council conservation guidance and would require approval of Essex Country Council's Historic Buildings Advisor.



Refurbishment of the former George Hotel building  
2011 (left) - Prior to upgrades  
2013 (right) - Following refurbishment work

### 3 Management & enhancement framework



## 4 Article 4 Directions & Guidance

### Article 4 Directions

- 4.1 To address the threat of the gradual erosion of the conservation area's key features and special character two Article 4 Directions are in place. These cover the Park Hill character area and Bury Road and New Road character areas. The properties covered by these Article 4 Directions are listed to the right and shaded in orange on the maps to the below.

### What is an Article 4 Direction?

- 4.2 Article 4 Directions remove certain permitted development rights normally available to householders under the 1995 General Permitted Development Order (as amended) (GPDO). Where an Article 4 Direction is in place, householders must make a formal planning application to the Council and receive planning permission before carrying out the forms of development specified in the Direction. Planning applications for forms of permitted development removed by an Article 4 Direction can be made free of charge.

### Bury Road / New Road Character Area Article 4 Direction

- 4.3 This Direction applies to:
- Bury Road - all dwellings on Bury Road except number 85.
  - New Road - 1 to 33 (odds)
  - High Street - 71 to 77 (odds)
  - Old Road - 11 to 19 (odds)

### Park Hill Character Area Article 4 Direction

- 4.4 This Direction applies to:
- Park Hill – 6, 8, 10, 12, 14 and 16 (Oddfellow's Terrace)
  - Mulberry Terrace – 1, 2, 3, 4, 5 and 6
  - Park Hill – 15 and 17

**Please note: Due to changes in government legislation, a charge is now applicable for planning applications made as a result of an Article 4 Direction.**



Oddfellow's Terrace  
Park Hill



Bury Road



Park Hill / Mulberry Terrace  
Article 4 Direction



Bury Road / New Road Article 4 Direction



## 4 Article 4 Directions & Guidance

- 4.5 The Article 4 Directions remove the following forms of permitted development as defined by the General Permitted Development Order (GPDO):

### [Part 1 of the GPDO - Development within the curtilage of a dwellinghouse](#)

- The enlargement, improvement or other alteration of a dwellinghouse - where this would front a highway (Class A). This includes front extensions, re-cladding of walls and the replacement of doors and windows.
- Any alteration to the roof of a dwellinghouse - where this would front a highway (Class C).
- The erection or construction of a porch outside any external door of a dwellinghouse - where this would front a highway (Class D).
- Development consisting of:
  - the provision of any hard surface within the curtilage of the dwellinghouse - where this would front a highway; and
  - the replacement of such a surface - where this would front a highway (Class F).
- The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwelling house - where this would front a highway (Class G).

### [Part 2 of the GPDO - Minor operations](#)

- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where a gate, fence, wall or other means of enclosure would front a highway (Class A). Basic and regular maintenance of existing boundaries such as the trimming a hedge or varnishing a wooden fence would not require planning permission.
- The painting of the exterior of any building which would be visible from the highway (Class C).

### [Part 40 of the GPDO - Installation of domestic microgeneration equipment](#)

- The installation, alteration or replacement of solar photovoltaics or solar thermal equipment on either of the following:
  - (i) a roof slope forming the principal or side elevation of the dwellinghouse and would be visible from a highway; or
  - (ii) a roof slope of a building within the curtilage of the dwellinghouse and would be visible from a highway.

## 4 Article 4 Directions & Guidance

### Why are Article 4 Directions in place?

- 4.6 The appraisal has highlighted the important contribution these character areas make to the character of the conservation area. The areas contain highly attractive and well-preserved Edwardian and late-Victorian homes which contain a number of important original features such as sash windows, doors, chimney stacks and pots, bay windows and decorative bargeboards in addition to an attractive roofscape, consistent building lines and original building materials.
- 4.7 The appraisal has identified that there is a risk that the special character of these homes could be eroded as a result of small-scale unsympathetic changes. This could include the removal of front garden boundaries, original doors and sash windows and the construction of front porch extensions. Without an Article 4 Direction in place these changes could be carried out without the need for planning permission.
- 4.8 The Article 4 Direction helps the Council to more effectively manage change in this important area, by requiring householders to submit a planning application when proposing certain changes which would affect the character of the front of their homes. Through the planning process the Council can ensure that small-scale development proposals and alterations are undertaken in a way which reinforces and does not diminish the unique character of the area.
- 4.9 Appropriate support and guidance will be provided to householders when they are considering making these types of changes, to ensure that development is in keeping with the character of the area.



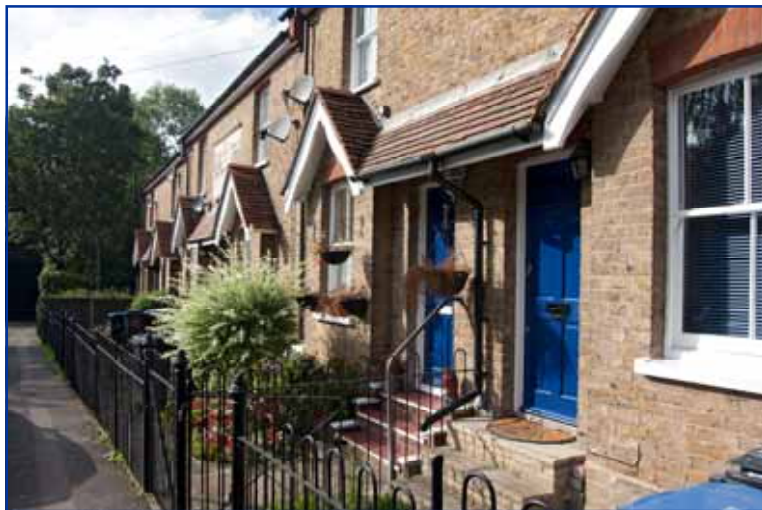
### How will planning applications be assessed?

- 4.10 In assessing planning applications, the Council would want to ensure that the changes proposed are in keeping with the character of the conservation area and that traditional features are preserved or replicated where possible or replaced by features which are sympathetic to the character of the area.
- 4.11 Planning applications in the Article 4 Direction area will be assessed on a case-by-case basis and will be informed by:
- national planning policies with respect to design and heritage assets as outlined in the National Planning Policy Framework (NPPF);
  - Harlow's adopted Local Plan (2006) and any subsequent Local Plan
  - relevant guidance provided in the Harlow Design Guide SPD;
  - the character appraisal and design guidance provided in this management plan document; and
  - specialist advice provided the Council's heritage advisers.

## 4 Article 4 Directions & Guidance

### Key design features and planning considerations in the Article 4 Direction Areas

- 4.12 Within the Article 4 Direction area, particular design considerations will be the desire to maintain the following elements:
- Original late Victorian and Edwardian timber sash windows.
  - Original wooden panel doors.
  - Strong front boundaries formed by iron railings, wooden picket fences and hedges.
  - Brick lintels and other decorative brickwork details along terraces and above windows and doors.
  - Distinctive front gable bargeboards on roofs, bay windows and Doorways.
  - Cohesive and well-preserved rows of attractive Edwardian and late Victorian terraces.
  - A consistent and rhythmic roofscape characterised by the front sloping pitched and hipped roofs punctuated by projecting front gable elevations and original chimney stacks and clay pots.



### Article 4 Direction design principles

- 4.13 The following design principles will be applied within the Article 4 Direction area.

#### Quality

- 4.14 A major requirement for any development proposal in the conservation area is quality, covering the design, materials, workmanship and execution.

#### Architectural design and character

- 4.15 Whilst the local planning authority does not generally dictate the choice of architectural styles it is important to note that the Article 4 Direction contains a number of highly unified housing groups whose relatively homogenous Edwardian and Victorian architectural features play a key role in generating the conservation area's strong character.
- 4.16 Development proposals should make a positive contribution to this local character and distinctiveness present. Proposals which fail to respond to the identified characteristics of the Article 4 area are likely to erode the character of the area and will be resisted.

## 4 Article 4 Directions & Guidance

### Cladding

4.17 Proposals to provide unsympathetic modern cladding on historic properties in the Article 4 Direction area are likely to be resisted as these features would be inappropriate in the conservation area and erode the strong Edwardian and late Victorian character of the area which is characterised by the visibility of original brickwork or attractively painted facades.

### Painting of properties

4.18 Whilst planning permission is required in the Article 4 Direction areas in order to paint the walls of properties, the local planning authority will normally take a relaxed approach to these types of changes providing:

- The dwelling in question does not comprise part of a cohesive terrace or pair of properties which exhibit a homogenous palette of brickwork materials and fenestration details. In these instances, the local planning authority will seek to ensure that the removal or important cohesive façade and brickwork features and the introduction of incongruous colours does not erode the strong homogenous character of particular terraces.

- Where painting a property is appropriate that suitable colours are used which reflect and help to strengthen the attractive Edwardian and Victorian character of the area.

4.19 Because the character of certain terraces is defined by shared brickwork colours and building materials proposals to paint a single terraced home are likely to be resisted as this would erode the strong cohesive character of the terrace.



Above - Distinctive shared brickwork details along terraces. Mulberry Terrace and Bury Road



## 4 Article 4 Directions & Guidance

### Quality, appearance and appropriateness of materials

- 4.20 The selection of appropriate render materials and paint is a critical issue within the Article 4 Direction area. It is important that the materials used in front facing extensions or alterations or on new dwellings is of a high standard and that the colour and texture of materials used is appropriate to its context.
- 4.21 The Council will require building and roof material materials of a similar appearance to be used on extensions or alterations visible from the highway. Where appropriate, the Council will require that sample of the proposed materials are submitted and approved as part of an application or will request through a planning condition that materials are submitted and approved prior to the commencement of an approved development.

### Retaining special brickwork and lintel features and small details

- 4.22 Small details such as brickwork engravings and detailing and individual terraced name plates make a significant contribution to the special and distinctive character of the area and should be preserved and kept well-maintained where ever possible.

### Chimneys and pots

- 4.23 Chimneys are a very important element of the roofscape character of the conservation area and these features should be retained unless they must be removed for structural or safety reasons. Replacement chimneys stacks and pots of a similar design and material will be sought where this is the case.



Small but significant details

Left - Oddfellows Terrace war memorial

Right - Bury Road. Engraved plastered lintels above doors and windows



Chimney stacks and pots, Mulberry Terrace - Park Hill character area

## 4 Article 4 Directions & Guidance

### Porch extensions and front

- 4.24 Front and porch extensions are difficult to accommodate on homogenous groups of Edwardian and late-Victorian terraces in the Article 4 Direction areas. This is because these dwellings follow a highly regular building line with vertical façade elements along a terrace including traditional sash windows, brick lintels, panelled doors and decorative features such as bargeboards drawing the eye along the street and creating a highly cohesive and visually pleasing sense of continuity and rhythm.
- 4.25 The erection of porch extensions is problematic along sets of terraces as it diminishes the degree of visual symmetry and regularity present and introduces discordant visual elements which have a negative impact on the level of overall cohesiveness and group value of a terrace. Where terraces of group value are present porch extensions will be resisted as they would cumulatively erode the strong character present along Bury Road, New Road, Park Hill and Mulberry Terrace.



Porch extension of gable bays on Kimberly Terrace



Cohesive Edwardian terraced properties along Park Hill and Bury Road which are highly susceptible to being negatively affected by porch extensions.

## 4 Article 4 Directions & Guidance

### Front garden boundaries

- 4.26 Strong front gardens are a consistent and unifying presence in both Article 4 Direction areas and make a significant contribution to the linear character of Victorian and Edwardian streets.
- 4.27 Boundaries are provided in a range of types including:
- wrought iron railings
  - wooden fencing
  - picket fencing
  - hedges
  - brick walls
  - a combination of brick, railings and hedges.
- 4.28 All of the above boundary treatments will be acceptable within the Article 4 Direction Area providing they are of an appropriate height and visual appearance.
- 4.29 The Council will encourage the retention of consistent wrought iron railings at locally listed terraces such as Kimberly Terrace and Oddfellow's Terrace. The provision of less visually permeable front boundaries may however be justified in order to better screen wheelie bins providing a consistent and high quality approach is taken along the terrace.



Examples of how on-plot parking can be accommodated whilst still retaining a strong front garden boundary

- 4.30 Where the partial removal of front garden boundaries is proposed to provide access to on-plot parking in a driveway or garage it is important to ensure that stretches of front boundary not required to provide vehicle access are retained, as shown above. This will ensure that this form of development does not erode the well-defined Edwardian streetscape character of the area.



Examples of the variety of front garden boundaries found in the Article 4 Direction area

## 4 Article 4 Directions & Guidance

### Windows

- 4.31 Traditional sliding 4 pane sash timber windows and flush casement windows are highly attractive original Victorian and Edwardian features which help generate the character area's strong historic character.
- 4.32 Original windows are often the first to be considered for removal and replacement when homeowners are considering modernising their home. This often results in their replacement with unsympathetic uPVC windows which cumulatively erode the historic character of the area.
- 4.33 This is particularly the case where:
- uPVC replacement windows are of a different visual character due to discordant window pane design;
  - where uPVC window panes are sub-divided differently (eg. through the use of top lights and other unsympathetic modern opening fixtures); and
  - where panel dimensions and fail to replicate the slender design of original timber frames and panels.
- 4.34 Original timber sash and casement windows sit flush within the frame, where as modern uPVC replacement windows tend to be bulkier and protrude outwards. Modern aluminium frame windows also fail to replicate the quality, visual appearance and longevity of traditional Victorian and Edwardian windows.
- 4.33 If it is necessary to replace or repair timber windows, this can be done without replacing the appearance of the original design and materials. In most cases modern double glazed timber windows can be made that faithfully reproduce the original design. Alternatively, secondary glazing can be installed on the interior side of a window (see photo - centre left).
- 4.34 As an minimum uPVC replacement windows should ensure a consistent window frame and panel sub-division design is maintained on the whole home, which responds to the prevailing and original character of the windows and those found on adjacent properties, for example, along a terrace or pair of properties.



Top left - Traditional sliding sash windows

Top centre - uPVC replacement windows

Top right - Aluminium replacement windows

Centre left - Secondary glazing behind traditional windows

Centre right - Sympathetically designed modern replacement flush casement Windows, Old Road

Bottom - the importance of following window design on a terrace or pair of homes



## 4 Article 4 Directions & Guidance

### Doors

- 4.35 Traditional four panel doors are a colourful and important feature of the area's strong Victorian and Edwardian character. Exhibiting strong vertical and rectangular dimensions, panel doors play a visually prominent role in defining the linear and homogenous character of the streetscene.
- 4.36 This strong late-Victorian and Edwardian character has been gradually eroded where modern replacement doors have been introduced which have a different design to the prevailing character.
- 4.37 A number of replacement doors in the area have segmental arches. Normally this feature is found above doors on Georgian homes and is not an original feature of doors in the area, which have rectangular dimensions. Light can be easily drawn into the hall of a dwelling through rectangular panel windows on doors.
- 4.38 uPVC replacement doors are an unsympathetic and discordant feature in the conservation area and should be resisted.
- 4.39 Original decorative brass features such as letter boxes, knockers and numbers are also highly attractive elements which should be retained or replaced.

### Roof extensions

- 4.40 The roofscape character of Bury Road, New Road, Park Hill and Mulberry Terrace is defined by the visual prominence of two-story sloping hipped and pitched roofs, punctuated by projecting Edwardian gable elevations, bargeboards and chimney pots. Unless they are well-located, visually subordinate and of an incredibly high design quality, front-facing roof extensions are likely to be highly visible and detractive elements which can easily interrupt the consistent and rhythmic roofscape character of streets.
- 4.41 Consequently, in most instances proposed extensions to the front of roofs are likely to be resisted. Velux roof lights may be acceptable where these are positioned and aligned appropriately to take account of the character, proportions and dimensions of the main dwelling.



Traditional 4 panel doors

Traditional 6 panel door

Uncharacteristic glass segments on a modern door



Sensitive roofscape of Bury Road and Park Hill characterised by the visual prominence of slate pitched and



## 4 Article 4 Directions & Guidance

### Solar panels

4.42 Within the Article 4 Direction area proposals for installing solar panels and photovoltaic panels on roof slopes facing or visible from the highway will require planning permission and will need to be considered and assessed on a case-by-case basis. As a minimum panels should:

- be installed flush with the roof slope;
- not protrude more than 200mm beyond the plane of the roof slope; and
- not result in any part of the panel or equipment being higher than the ridge line of the roof.

4.43 Due to the special roofscape character along Bury Road, New Road and Park Hill it would be preferable for solar photovoltaic roof tiles to be used as these blend in with the predominantly slate tiled roofscape character and minimise the aesthetic impact on the conservation area.



Examples of solar photovoltaic roof tiles which retain roof tile lines and have a less visually detrimental

## 5 Boundary review

5.1 As part of the Old Harlow Conservation Area Character Appraisal a thorough review of the conservation area boundary has been undertaken in accordance with the local planning authority's statutory duties as outlined by the Planning (Listed Buildings & Conservation Areas) Act. This involved:

- a detailed appraisal of the entire 2011 Old Harlow Conservation area as defined on Council's 2006 Local Plan in order to establish whether all the areas within the boundary were worthy of conservation area status; and
- a character appraisal of adjacent areas to determine whether any additional areas of Old Harlow warrant being designated as a conservation area or being included in the Old Harlow Conservation Area.



5.2 A main recommendation of the Draft Old Harlow Conservation Area Appraisal was to remove dwellings on John's Avenue from the Old Harlow Conservation Area and to create a new conservation area with dwellings on Manor Road and the Hill - Harlow Garden Village Estate. This was because:

- the dwellings along St John's Avenue, Manor Road and the Hill share a highly distinctive and cohesive architectural and landscape character worthy of conservation area status; and
- the townscape character of these streets is very different from the late medieval, Victorian and Edwardian character found in Old Harlow;
- and this was confirmed by the analysis of historic research which examined historic maps and adverts published during the 1920s and 30s and used on the Great Anglia Railway.

5.3 In addition to these further recommendations of the 2011 character appraisal to remove dwellings on Penhurst and add buildings along Station Road have been enacted. This was due to dwellings on Penhurst having a different character to the Old Harlow conservation area and buildings along Station Road forming an important gateway into the conservation area and being of particular historic and architectural interest worthy of conservation area status.



Advert for Harlow Garden Village in the 1920s

## Appendix A - Conservation area boundary map



## Appendix B - Listed buildings in the conservation area

	Name & Location	Grade			
1	The Gables, 1 Fore Street	II*	25	9 Mulberry Green	II
2	Mulberry Green House & Stables	II*	26	The Cottswold, 11-23 Mulberry Green	II
3	Hill House	II*	27	Dormer Cottage, 31 Mulberry Green	II
4	19 Fore Street	II	28	The Green Man Public House & Hotel	II
5	21 Fore Street	II	29	The Old Forge, Mulberry Green	II
6	23 & 25 Fore Street	II	30	Gateway to Hill House	II
7	Harlow Baptist Church	II	31	Granary Cottage, 30 Mulberry Green	II
8	Marquis of Granby Public House, 2 Fore Street	II	32	Wall extending for 11 bays east of 30 Mulberry Green	II
9	2 High Street	II	33	2 Old Road	II
10	7 and 9 High Street (fronting onto London Road)	II	34	4 Old Road	II
11	32 High Street	II	35	West House, 7 Park Hill	II
12	24 High Street	II	36	9 Park Hill	II
13	The Wayre, High Street	II	37	Church of St John the Baptist	II
14	Marigolds, High Street	II	38	St John's Cottage	II
15	Chesnut Cottage, 71 High Street	II	39	Former George Hotel	II
16	Chequers Public House, Market Street	II	40	1 Park Hill	II
17	38 Market Street	II			
18	The Crown Public House, Market Street	II			
19	42-48 Market Street	II			
20	54, 56 & 58 Market Street	II			
21	60 Market Street	II			
22	3 Mulberry Green	II			
23	5 Mulberry Green	II			
24	7 Mulberry Green	II			

### Locally listed buildings

75,77,70 High Street

2 London Road

1 Green Man Cottage, Mulberry Green

82 High Street - Fire Engine Station, Mulberry Green

39 Mulberry Green Little

Mulberry Cottage - 37 Mulberry Green

Little Mulberry Cottage - 35 Mulberry Green

101 High Street, converted Methodist Church

Victoria Hall, Bury Road

Number 9 Watlington Road

1, 2, 3, 4, 5 and 6 Mulberry Terrace, Broadway Avenue

Oddfellow's Terrace (6, 8, 10, 12, 14 and 16 Park Hill )

Kimberly Terrace, Bury Road (53-75 Bury Road)

37 and 39 Bury Road

The Chestnuts, 1 New Road

## Appendix D - Glossary

**Accessibility:** The ability of people to move round an area and to reach places and facilities

**Active frontages:** Street elevations that are enlivened by visible activity either within or outside the building.

**Article 4 Directions:** Designations imposed locally which restrict some of the permitted development rights which householders would otherwise enjoy under the General Permitted Development Order. Where an Article 4 Direction is in place, applicants would need to submit a planning application and obtain planning permission before carrying out any of the development referred to in the Direction.

**Bargeboard:** A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect.

**Building line:** The line formed by the frontages of buildings along a street.

**Bulk:** The combined effect of the arrangement, volume and shape of a building or group of buildings.

**Character assessment:** An area appraisal identifying distinguishing physical features and emphasising historical and cultural associations.

**Conservation areas:** Areas of special architectural or historic interest designated by local authorities in order to protect and enhance their appearance.

**Hipped roof:** A type of roof where all sides are sloped, similar to a tent.

**Conservation area character appraisal:** A published document defining the special architectural or historic interest which warranted the area being designated.

**Density:** This relates to the intensity of development. Residential densities are normally measured as the number of dwellings per hectare.

**Desire line:** An imaginary line linking facilities or places which people would find it convenient to travel between easily.

**Dead Frontage:** A building frontage lacking in animated entrances and windows which does not generate activity or natural surveillance of the street; the opposite of an active frontage.

**Elevation:** The external facade of a building.

**Enclosure:** The use of buildings to create a sense of defined space.

**Façade:** is generally one side of the exterior of a building, especially the front, but also sometimes the sides and rear. The word comes from the French language, literally meaning “frontage” or “face”.

**Fenestration:** The arrangement of windows on a facade.

**Flemish Bond Brickwork:** A type of brick bond in which headers and stretchers are laid alternatively in each layer of bricks.

**Gable:** The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any 'roof shape'.

**Garden City Movement:** The Garden City Movement was a utopian town planning movement arose out of a reaction to the growth of industrial cities proposed a new way of thinking about town planning in which housing developments were planned with the wellbeing of their occupants in mind. Homes were laid out close to parks and areas of the countryside, with each home having its own garden. Landscape features and the architectural quality were also priorities.

**Human scale:** The use within development of elements which relate well in size to an individual human being and their assembly in a way which makes people feel comfortable rather than overwhelmed.

**Landmark:** A building or structure that stands out from its background by virtue of height, size or some other aspect of design.

## Appendix D - Glossary

**Layout:** The way buildings, routes and open spaces are placed in relation to each other.

**Legibility:** The degree to which a place can be easily understood and moved through.

**Local distinctiveness:** The positive features of a place and its communities which contribute to its special character and sense of place.

**Massing:** The combined effect of the height, bulk and silhouette of a building or group of buildings.

**Mixed uses:** A mix of uses within a building, on a site or within a particular area. 'Horizontal' mixed uses are side by side, usually in different buildings. 'Vertical' mixed uses are on different floors of the same building.

**Natural surveillance:** The discouragement to wrong-doing by the presence of passers-by or the ability of people to be seen out of surrounding windows. Also known as passive surveillance (or supervision).

**Node:** A place where activity and routes are concentrated often used as a synonym for junction.

**On-plot parking:** Parking within a building's site boundary, rather than on a public street or space.

**Pargeting:** The use of external lime plaster in a decorative manner with incised or moulded surfaces, especially timber-framed houses of the sixteenth and seventeenth centuries.

**Permeability:** The degree to which a place has a variety of pleasant, convenient and safe routes through it. A permeable urban area has plenty of streets and it is possible to move through the area by a variety of routes.

**Permitted Development:** Small scale, often domestic, development which does not require formal planning permission provided it complies with criteria set out in Government legislation.

**Public realm:** The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks. Also called public domain.

**Public Realm:** All external space to which the public have access including parks, streets and squares.

**Scale:** The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person.

**Sense of place:** Local characteristics which give a place identity.

**Plot:** An individual piece of private land surrounding a building.

**Rendering:** The covering of outside walls with a uniform surface or skin for protection from the weather.

**Rhythm:** The pattern of the height and proportions of a building or group of buildings e.g. vertically or horizontally.

**Roofline:** The line formed by a building or group of building's roofs.

**Roof pitch:** Relates to the slope and angle of a roof elevation.

**Street furniture:** Structures in and adjacent to the highway which contribute to the street scene, such as bus shelters, litter bins, seating, lighting, railings and signs.



## Appendix D - Glossary

**Topography:** A description or representation of artificial or natural features on or of the ground.

**Townscape:** The character and appearance of the built environment, including its underlying landform, natural features and ecology, colours and elements and the way these components combine.

**Urban grain:** The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks, plots and street junctions is respectively small and frequent, or large and infrequent.

**Urban form:** Urban form refers to the physical layout and design of development. It takes into consideration the arrangement of streets and public spaces as well as the overall pattern, scale, density and use of buildings and plots.

**Street Frontage:** Is the area of land found between the building line of a property and the public highway.

**Frontage development:** Refers to the buildings which front and enclose streets and public spaces.

**Sash window:** A window that slides vertically on a system of cords and balanced weights.

**Street furniture:** Structures in and adjacent to the highway which contribute to the street scene, such as bus shelters, litter bins, seating, lighting and signs.

**Urban Blocks:** These are the areas between the streets in the street grid. An urban block will normally be occupied by a number of individual buildings.

**Urban Fabric:** A general term referring to all of the buildings of a city and the extent to which they relate to the public realm.

**Vista:** An enclosed view, usually a long and narrow one.

**Visual clutter:** The uncoordinated arrangement of street furniture, signs and other features.

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